



Zoning Compliance Check List

Properties Located within the GR Zoning Districts
(To be Completed by a Registered Land Surveyor)



Property Address: 23 POPLAR STREET

Surveyor Signature and Stamp: [Signature]

Date: 1-14-16

Per §4.2 of the Zoning By-Law							
		REQUIRED		EXISTING		PROPOSED	
Lot Area (sq. ft.)		5000		6532		6532	
Lot Frontage (feet)		50		60		60	
Lot Area/Unit (sq. ft./d.u.)		3500 6532		6532		6532	
Lot Coverage (% of lot)		30%		17.1%		23.6%	
Open Space (% of lot)		40%		64.6%		60.5%	
Setbacks: (feet)	➤ Front ^(a)	19.5		19.8 <small>(MEASURED FROM SIDEWALK)</small>		19.8	
	➤ 2nd Front Door (25%)	NA		NA		NA	
	➤ Side/Side	10	10	9	11.5	9	11.5
	➤ Rear	20		63.5		40'	
Building Height:	➤ Feet	33		25.9		26.6	
	➤ Stories	2.5		3		3	
1/2 Story (feet) (Per §1.4)	➤ Perimeter (50%)	NA		NA		NA	
	➤ Area (60%)	NA		NA		NA	
	➤ Length (75%)	NA		NA		NA	
Per §6D of the Zoning By-Law							
HVAC:		Prohibited in Front Yard and Side and Rear Setbacks					
Front Doors:		Both Must Face Street ^(b)					
		STANDARD		PROPOSED			
Curb Cut (One per 70' Frontage) ^(c)		1		1			

- (a) Front setback is equal to the average front setbacks of the abutting properties on either side.
 (b) The second unit's front door may be allowed to face the side yard only if the existing structure is historically or architecturally significant.
 (c) A second curb cut may be allowed where the Applicant can demonstrate that creating a second curb cut is harmonious with the surrounding neighborhood.

SUBMIT CALCULATIONS for all of the requirements listed above on a separate piece of paper(s) to verify how they were calculated